



City of Kalamazoo Quarterly Report #12, CA# BF-00E03401-1
Gwendolyn Massenburg to: kemmere, hattonm
Cc: ljeannot

10/29/2009 01:54 PM

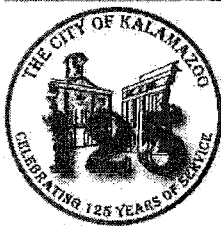
Dear City of Kalamazoo:

I am writing to inform you that I have reviewed Quarterly Report #12, CA# BF-00E03401-1, and I have no comments to add to the report.

Sincerely,

Gwendolyn S. Massenburg
Brownfields Project Officer
Project Manager
U. S. EPA (SM-7J)
77 W. Jackson Blvd.
Chicago, IL 60604
312.886.0983 (v)
312.692.2030 (f)

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CITY OF KALAMAZOO

241 W. South Street
Kalamazoo, MI 49007
www.kalamazoocity.org

October 27, 2009

Ms. Gwendolyn S. Massenburg
Brownfields Project Manager
United States Environmental Protection Agency
Region V
77 West Jackson Boulevard – SR-6J
Chicago, IL 60604

Recipient: City of Kalamazoo
Project Title: BROWNFIELDS ASSESSMENT
Re: Cooperative Agreement No. BF-00E03401-0
U.S. EPA Brownfields
Date Submitted: Monday, October 27, 2009
Report No.: Quarterly Report #12

Dear Ms. Massenburg:

On behalf of the City of Kalamazoo, I am submitting Quarterly Report #12 to cover the period between July 1, 2009 and September 30, 2009. The deliverables associated with this report for the former Panelyte and 105 East Michigan Avenue properties were recently sent to you on CD by our consultant, Fishbeck, Thompson, Carr and Huber. The deliverable associated with this report for the 838 Gull Street property has been forwarded to you via U.S. mail. If you have any questions or comments, please do not hesitate to call.

Sincerely,

Eric Kemmer
Redevelopment Coordinator
City of Kalamazoo

Enclosures

C: Mr. Jerome Kisscorni, Executive Director Economic Development Corporation
Mr. Marc Hatton, Redevelopment Project Manager
Ms. Keary Cragan, USEPA Region V (letter and report only)

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELD ASSESSMENT PROJECT
HAZARDOUS MATERIALS
QUARTERLY PROGRESS REPORT**

QUARTERLY REPORT NO. 12

**REPORTING PERIOD
July 1, 2009 THROUGH September 30, 2009**

**CITY OF KALAMAZOO, MICHIGAN
COOPERATIVE AGREEMENT NO. BF-00E03401-0**

October 27, 2009

1.0 PROGRESS AT MEETING PROJECT OBJECTIVES

1.1 Activities During the Reporting Period

- 838 Gull Street property - Phase I ESA report was completed for the property.
- 105 East Michigan Avenue property – Phase I ESA report was completed for the property.
- Former Panelyte property – Phase I ESA report was completed for the property located at 2403 South Burdick Street. In addition, Phase II ESA preparation activities were conducted including the Sampling Analysis Plan and Health and Safety Plan.

1.2 Problems Encountered/Assistance Needed

- None

1.3 Deliverables/Work Products

- 838 Gull Street property - Phase I ESA.
- 105 East Michigan Avenue property – Phase I ESA.
- Former Panelyte property – Phase I ESA.

2.0 PROJECT MILESTONES

2.1 General Milestones Achieved

- Phase I ESA report was completed for the former Panelyte property.
- Phase I ESA report was completed for the 838 Gull Street property.
- Phase I ESA report was completed for the 105 East Michigan Avenue property.

2.2 Site-Specific Milestones

- None

2.3 Activities Planned for Next Quarter

Current planned activities for next quarter (October 1, 2009 through December 31, 2009) include completing Phase II ESAs, BEAs and Due Care Plan reports for the former Panelyte and 105 East Michigan Avenue properties. Proposed new projects for the next quarter include asbestos survey activities at the 610 South Burdick Street property, and environmental assessment activities at the 169 Portage Street Property. City of Kalamazoo staff will be attending Brownfields 2009 in November.

3.0 BUDGET STATUS

City of Kalamazoo Brownfields Assessment Grant Expenditure Table
Grant Award Amount: \$200,000

Site/Activity	Current Approved Budget and Funds Encumbered	Costs incurred this Quarter	Costs Incurred to Date	Total Remaining Funds
QAPP (1)	\$2,500		\$2,500	\$197,500
QAPP (2)	\$3,500		\$3,500	\$194,000
OSHA Training	\$600		\$600	\$193,400
Canoe Lease	\$340		\$340	\$193,060
River West / Sustainable Reuse Planning	\$9,300		\$9,300	\$183,760
Wayside/Franklin Valley / Phase I ESA	\$3,283.50		\$3,283.50	\$180,476.5
Former Mead Corp / Phase I/II ESA	\$23,414.02		\$23,414.02	\$157,062.48
Former DeKreek Lumber / Phase I ESA	\$2,159		\$2,159	\$154,903.48
Brownfields 2008 Expenses	\$1,961.28		\$1,961.28	\$152,942.20
Student Intern Payroll	\$3,169.20		\$3,169.20	\$149,773
418 S. Rose Street / Phase I ESA	\$2,300		\$2,300	\$147,473
Former Superior Cleaners / Phase I/II ESA, BEA, Due Care Plan	\$16,021.07		\$16,021.07	\$131,451.93
Former Panelyte / Phase I/II, BEA, Due Care	\$56,650	\$20,849	\$20,849	\$110,602.93
505 and 510 East North Street Phase I/II, BEA, Due Care	\$12,406.74		\$12,406.74	\$98,196.19
Laptop Computer Purchase	\$1,006.61		\$1,006.61	\$97,189.58
838 Gull Street Phase I ESA	\$2,400		\$2,400	\$94,789.58
105 East Michigan Ave / Phase I/II, BEA, Due Care, Asbestos Survey	\$24,350		\$0.00	\$94,789.58
Brownfields 2009 Expenses	\$4,500	\$4,000	\$4,000	\$90,789.58
TOTAL	\$169,861.42	\$24,849	\$109,210.42	\$90,789.58

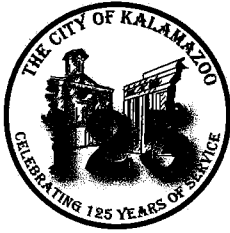
4.0 BROWNFIELDS PROGRAM MEASURES OF SUCCESS

4.1 Measures of Success – Program Indicators

The impact of the City of Kalamazoo's Brownfield Redevelopment Initiative (BRI) program has often been reported but includes over **\$176 million** leveraged from private sources, generating more than **1,375 jobs** created and/or retained and an estimated \$2,000,000 in annual new taxes to the city and the transformation of over **138 acres**. The success of the BRI program is a direct tribute to the efforts of city administration & staff, environmental consultants, Michigan Department of Environmental Quality, U.S. Environmental Protection Agency staff, U.S. Department of Commerce (Economic Development Administration) staff, progressive lending institutions, pioneer redevelopers and committed elected local officials. The investment numbers above do not include grants or in-kind services from local, state and federal sources (over **\$41 million**). These numbers will be refined as they occur.

4.2 Measures of Success – Grant Specific Indicators

- Two QAPP's submitted to EPA for review, both approved.
- Conducted first community outreach event.
- Created Stormwater management guidelines and concepts for River West site to guide site redevelopment.
- Completed field work, research, and laboratory analyses for Phase I/II Site Assessment, background analysis for metals, and cleanup strategy through confirmatory (perimeter) sampling of impacted area for the former Mead Corporation property.
- Completed Phase I Environmental Site Assessments for six sites including the former DeKreek, Wayside/Franklin, 838 Gull, former Panelyte, 105 E. Michigan Ave., and 418 S. Rose properties.
- Completed Phase I and II ESAs, a BEAs and a Due Care Plans for the former Superior Cleaners property and the vacant railroad ROW properties.
- Conducted Phase I ESA field work for the 838 Gull Street property.



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